

013.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

994,800 / 994,800

USE VALUE:

994,800 / 994,800

ASSESSED:

994,800 / 994,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20-22		MARGARET ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CASIERI ANTHONY C	
Owner 2:		
Owner 3:		

Street 1:	15 LOVELL RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2342 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5168	Sq. Ft.	Site			0	80.	1.11	1									460,031						460,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
104	5168.000	534,800						460,000	994,800					9895		
Total Card	0.119	534,800						460,000	994,800					GIS Ref		
Total Parcel	0.119	534,800						460,000	994,800					GIS Ref		
Source:	Market Adj Cost							Total Value per SQ unit /Card:	424.77					Insp Date		
								/Parcel:	424.77					03/24/18		

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Date				
2022	104	FV	534,800	0	5,168.	460,000	994,800		Year end				
2021	104	FV	510,300	0	5,168.	460,000	970,300		Year End Roll				
2020	104	FV	510,400	0	5,168.	460,000	970,400		Year End Roll				
2019	104	FV	380,300	0	5,168.	488,800	869,100		Year End Roll				
2018	104	FV	380,300	0	5,168.	356,500	736,800		Year End Roll				
2017	104	FV	356,400	0	5,168.	310,500	666,900		Year End Roll				
2016	104	FV	356,400	0	5,168.	264,500	620,900		Year End				
2015	104	FV	317,100	0	5,168.	258,800	575,900		Year End Roll				

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATHENS HELEN-E	21726-361		1/31/1992		205,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/2/2006	950	Redo Kit	49,000			G8	GR FY08	re model bath also	3/24/2018	Inspected	BS	Barbara S			
9/17/1992	455	Manual	4,700					REBUILD PORCHES	3/24/2018	Inspected	BS	Barbara S			
									2/24/2018	MEAS&NOTICE	BS	Barbara S			
									2/23/2009	Meas/Inspect	163	PATRIOT			
									1/4/2007	Permit Visit	BR	B Rossignol			
									10/27/1999	Inspected	267	PATRIOT			
									9/24/1999	Mailer Sent					
									9/24/1999	Measured	163	PATRIOT			
									10/1/1981		TF				
									Sign:	VERIFICATION OF VISIT NOT DATA					



Total Card / Total Parcel
994,800 / 994,800
994,800 / 994,800
994,800 / 994,800

APPRAISED:
USE VALUE:
ASSESSED:
9895
GIS Ref
GIS Ref
GIS Ref
Insp Date
03/24/18

USER DEFINED
Prior Id # 1: 9895
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
1233!

PRINT
Date Time
12/29/21 19:43:43
LAST REV
Date Time
04/18/18 08:16:39
ekelly
1233

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	1	Rating: Good																
Sty Ht: 2A - 2 Sty +Attic	1	Rating: Average																
(Liv) Units: 2	Total: 2																	
Foundation: 2 - Conc. Block																		
Frame: 1 - Wood																		
Prime Wall: 1 - Wood Shingle																		
Sec Wall: %																		
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: MUSTARD																		
View / Desir: N - NONE																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2								
Year Blt: 1926	Eff Yr Blt:			A Kits: 1	Rating: Good			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl:	Rating:			Other										
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Total Units:	RMS: 12	BRs: 4	Baths: 1	HB						
Avg Ht/FL: STD				Location:														
Prim Int Wal: 2 - Plaster				Total Units:														
Sec Int Wall: %				Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 4 - Carpet				Name:														
Sec Floors: %																		
Bsmnt Flr: 4 - Carpet																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.0-0001-0005.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
1	Metal Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	104						
More: N				Total Yard Items:				Total Special Features:				Total:						